



Notice City Commission Study Session

6:00 PM

Monday, January 27, 2014

Governmental Center, Commission Chambers, 400 Boardman Avenue
Traverse City, MI 49684

Posted and Published: 01-24-14

The meeting informational packet is available for public inspection at the Traverse Area District Library, Law Enforcement Center, City Manager's Office, and City Clerk's Office. The City of Traverse City does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities.

Makayla Vitous, Assistant City Manager, 400 Boardman Avenue, Traverse City, MI 49684, 922-4440-TDD: 922-4412, has been designated to coordinate compliance with the non-discrimination requirements contained in Section 35.107 of the Department of Justice regulations. Information concerning the provisions of the Americans with Disabilities Act, and the rights provided thereunder, are available from the ADA Coordinator. If you are planning to attend and you have a disability requiring any special assistance at the meeting and/or if you have any concerns, please immediately notify the ADA Coordinator. At the request of City Manager Jered Ottenwess, City Clerk Benjamin Marentette has called this study session.

City Commission:
c/o Benjamin C. Marentette, CMC, City Clerk
(231) 922-4480
Email: tcclerk@traversecitymi.gov
Web: www.traversecitymi.gov
400 Boardman Avenue
Traverse City, MI 49684

The mission of the Traverse City City Commission is to guide the preservation and development of the City's infrastructure, services, and planning based on extensive participation by its citizens coupled with the expertise of the city's staff. The Commission will both lead and serve Traverse City in developing a vision for sustainability and the future that is rooted in the hopes and input of its citizens and organizations, as well as cooperation from surrounding units of government.

Any interested person or group may address the Commission on any agenda item when recognized by the presiding officer or upon request of any commissioner. Also, any interested person or group may address the Commission on any matter of City concern not on the Agenda during the agenda item designated Public comment. The comment of any member of the public or any special interest group may be limited in time. Such limitation shall not be less than five minutes unless otherwise explained by the presiding officer, subject to appeal by the Commission.

Agenda

6:00 p.m.

Pledge of Allegiance

Roll Call

1. Consideration of trial and settlement strategy in connection with litigation associated with the Brown Bridge Dam Deconstruction Project. (Possible closed session – 5 affirmative votes required for closed session) (Jered Ottenwess, Lauren Tribble-Laucht)

7:00 p.m.

2. Discussion regarding Brownfield incentives in connection with the Corridors Master Plan. (Jered Ottenwess, Jean Derenzy)
3. Discussion regarding implementation status of the Bayfront Plan. (Jered Ottenwess, Russell Soyring)
4. Discussion regarding leasing the city-owned building at 517 Wellington Street for potential services to the homeless population. (Jered Ottenwess, Russell Soyring)
5. Announcements from the City Clerk. (Benjamin Marentette)
6. Public comment.
7. Adjournment.



The City of Traverse City

Communication to the City Commission

FOR THE CITY COMMISSION MEETING OF JANUARY 27, 2014

DATE: JANUARY 24, 2014

FROM: ⁵⁰ JERED OTTENWESS, CITY MANAGER

SUBJECT: JANUARY 27 STUDY SESSION

This memo covers the items on Monday evening's agenda. The meeting will begin at 6:00 p.m. to consider the first item on the agenda; and then at 7:00 p.m., we will move on to the remaining items on the agenda.

1. *Consideration of trial and settlement strategy in connection with litigation associated with the Brown Bridge Dam Deconstruction Project.*

Special legal counsel representing the city's specialized pollution liability insurance carrier for the Brown Bridge Dam Deconstruction Project will be in attendance at Monday's meeting to discuss this matter with the City Commission.

I recommend the following motion so the Commission may enter into closed session (a roll call vote with 5 affirmative votes is required):

that the City Commission enter into closed session immediately to consider the trial and settlement strategy in connection with litigation associated with the Brown Bridge Dam Deconstruction Project.

2. *Discussion regarding Brownfield incentives in connection with the Corridors Master Plan.*

On October 21, 2013, the Commission adopted a resolution supporting the Corridors Master Plan. The plan may be accessed on the city's website at the following link: <http://www.traversecitymi.gov/planresdocs.asp>

The Brownfield Redevelopment Authority (BRA) Board has requested feedback from the City Commission in terms of how the BRA can facilitate implementation of the Corridors Master Plan. Attached is a memo from Grand Traverse County

Deputy Director of Planning and Development Jean Derenzy, generally outlining Brownfield incentives that could be leveraged for public infrastructure improvements. The BRA presents two primary approaches:

- 1) Incentivize Brownfield reimbursement so that eligible activities (for which Tax Increment Financing (TIF) revenue can be captured) are tied to improvements that further the goals of the Corridors Master Plan; and
- 2) Create a Targeted Redevelopment Area that allows TIF capture within a broader redevelopment area, for example a corridor, as opposed to a single development project.

Ms. Derenzy will be in attendance at the meeting to explain these options in more detail.

Desired outcome: Discussion by the Commission and indication if the Commission supports the proposed approaches for leveraging Brownfield incentives to advance the Corridors Master Plan.

3. *Discussion regarding implementation status of the Bayfront Plan.*

City Planning Director Russell Soyering will make a presentation Monday evening regarding the implementation status of the Bayfront Plan. This presentation is intended to be an update for the Commission and public in terms of: 1) Current status regarding implementation; 2) Projects in progress; and 3) Potential next steps.

Commissioners have expressed concern about further implementation of the Plan in light of the problems associated with the Clinch Park Project. The main purpose of the presentation and discussion is to contextualize the Plan and solicit feedback about projects moving forward, particularly considering that the grant agreement for the Great Lakes Fishery Trust-funded pier project must be executed by February 12th.

4. *Discussion regarding leasing the city-owned building at 517 Wellington Street for potential service to the homeless population.*

Attached is a request from Safe Harbor to lease the city-owned building at 517 Wellington Street for potential service to the homeless population. Safe Harbor is an organization that collaborates with faith-based organizations to provide shelter for those in need. Generally speaking, Safe Harbor's request is to:

- Lease the city-owned building at 517 Wellington Street for a five-year period, beginning August 2014, for \$1 per month as in the current lease with the Traverse City Film Festival;
- Make improvements to the building, at their cost, to make the space an emergency shelter – installing kitchen, laundry, computer, and meeting space facilities; and
- Have first right of refusal to purchase the building should the city decide to sell it in the future.

There are several issues to consider with regard to current use of the property and the proposal from Safe Harbor. The intent of the discussion at the study session is to determine the level of City Commission support. If there is support for the proposal, staff will then work through these issues in more detail.

Current Use: The Traverse City Film Festival (TCFF) currently leases the building for storage and as a film preparation and distribution center during the festival. TCFF's use of the building is not compatible with Safe Harbor's proposed use. However, TCFF Executive Director Deb Lake has had discussions with Safe Harbor representatives about potential alternative arrangements that would allow both organizations to use the site.

The Department of Public Safety (DPS) currently uses the site for snow storage in the winter and boat trailer storage in the summer. Thus, DPS indicates that it would be a hardship to lose the unimproved area of the site for storage. It is speculative at this point, but not having use of the vacant portion of the site would increase snow hauling costs and reduce revenue from boat trailer storage. In addition, DPS has storage needs that could be met at the site that may include future storage buildings.

Condition: The City performed a building assessment in 2008 that identified problems with the building and site that must be addressed, including drainage issues. A more in-depth assessment should be conducted if there is a change in use or improvements considered at the property.

Zoning: City Planning Director Russ Soyring has indicated there are zoning issues which would need to be addressed to allow this type of use. The Planning Director could make a zoning interpretation that this type of use is allowed in the current zoning district, which could be appealed to the Board of Zoning Appeals. This is

the least preferred option. Instead, it would be more appropriate to rezone the property or amend the Zoning Ordinance to clarify types of uses allowed that are consistent with Safe Harbor's proposal.

Desired outcome: Direction from the Commission on if it would like staff to work through details of Safe Harbor's proposal and develop a lease agreement for the City Commission's consideration.

JJO/bcm

e-copy: Polly Cairns, City Assessor
Dave Green, Director of Public Services
Russ Soyering, City Planning Director
Jean Derenzy, Grand Traverse County Deputy Director of Planning
and Development
Ryan Hannon, Safe Harbor Chairperson – ryanh@goodwillmi.org
Peter Starkel – peter@starkel.com

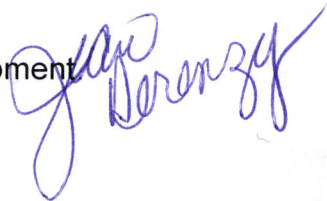
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Memorandum

Grand Traverse County
Planning and Development
231.922.4513 Fax 231.922.4636
email: jderenzy@grandtraverse.org

To: City Commission

From: Jean Derenzy, Deputy Director Planning and Development 

Date: January 17, 2014

Subject: Study Session – Brownfield Items for Corridors

Redevelopment on City Corridors is an opportunity to implement public infrastructure goals and strategies of the City. To assist in the implementation of public infrastructure the brownfield financing tool can be utilized.

There are different approaches that I have outlined for the City Commission to discuss and consider when brownfield plans are put together on corridors. This discussion is intended to give the Brownfield Authority input into building brownfield plans that meet the vision and needs of the City Commission.

It is understood that to provide brownfield incentives, the developer is encouraged to make private investment on the corridor and the brownfield will reimburse eligible costs to encourage private investment, and in turn help pay for public infrastructure improvements.

The developer, as with all development, must meet the masterplan and all zoning requirements. What the brownfield incentive can do is get more from the developer, example, if three stories are the preferred encourage a three story building by offering 100% reimbursement of activities if three stories are built, if three stories is not viable, possibly look at only a percentage of reimbursement of eligible activities. All projects on a corridor would have a public infrastructure component tied to the Brownfield Plan.

Each Brownfield Plan will stand on its own qualifying standards for brownfield incentives.

The corridor study has identified public infrastructure improvements as outlined on the attached. Should a brownfield project be identified on the corridor, the project would have a percentage added to the Brownfield Plan to pay for the public infrastructure improvements on the corridor. Therefore, the Brownfield Authority in working with City Staff would identify public infrastructure projects and the cost for each of the projects. For example to make all improvements on 8th street the cost is \$4 million. If a development occurs on 8th Street, depending on the size, 10% (or \$400,000) would be captured to put towards the infrastructure project.

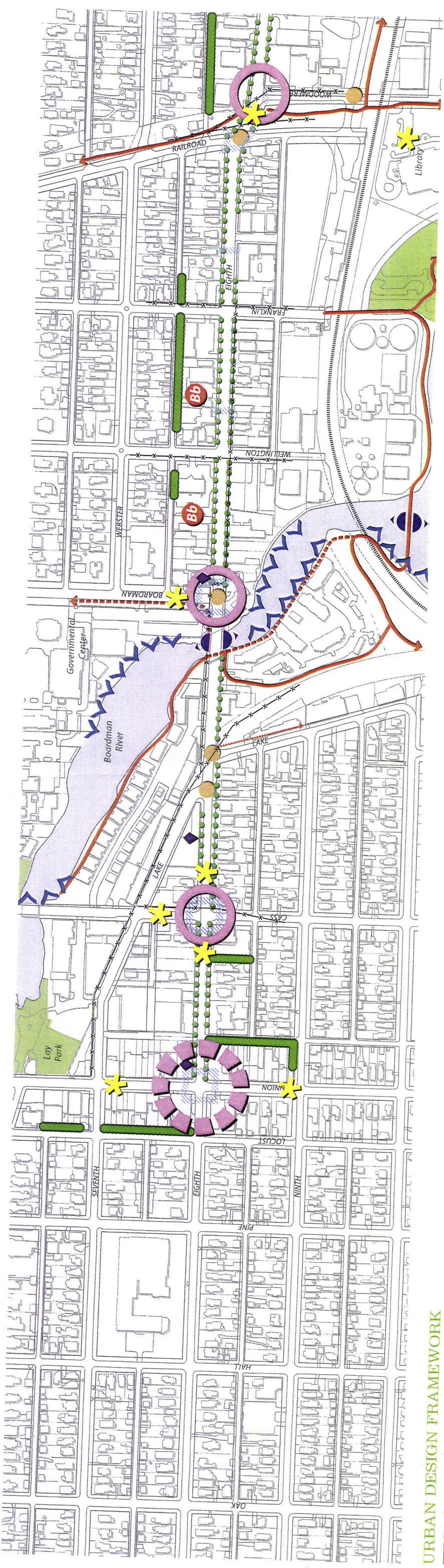
In this approach I would recommend that the percentage be tied to a specific infrastructure project, i.e. wayfinding signage, undergrounding utilities, scenic overlook(s), complete sidewalk, crosswalks, and percentage of complete street project.

It would be recommended that the cost for public infrastructure not be the last paid, but a percentage each year be set aside for the public infrastructure improvement. Example, public infrastructure set aside payments begin in year four or five, determination on when public infrastructure would begin to be set aside would be on a project by project basis.

Another approach which is allowed within the brownfield statute is to put one or two blocks within a Brownfield Plan which is a "targeted redevelopment area". This area cannot be less 40 parcels and not more than 500 contiguous parcels. This area must be designated by resolution. No more than two targeted redevelopment areas are allowed in one community per calendar year. The State of Michigan cannot approve more than five targeted redevelopment areas per year. The change in the statute is that not all parcels need to qualify as brownfield eligible; example if two sites on a block qualifies as brownfield, the block is eligible for public infrastructure improvements and can continue to include 500 parcels.

The Brownfield incentives to the private developer do not need to be afforded to every parcel in the brownfield plan (targeted redevelopment area). Each private developer would need to present their project and specific brownfield activities to the Brownfield Authority and City to consider before any incentive is provided to the private developer within the targeted redevelopment area.


This approach provides a new approach to funding public infrastructure projects within a specific area of the City which has been identified as an area of redevelopment opportunity whereby the State participates. Consideration in this approach is to ensure that all taxing jurisdictions understand and support this approach (as all local tax capture would occur in this approach as in all brownfield plans).





URBAN DESIGN FRAMEWORK


EIGHTH ST // WEST


The Urban Design Framework Plan provides a framework for the actions and improvements to enhance the appearance, function, and overall vitality of the Eighth Street Corridor. Improvements and recommendations identified in the plan are recommendations affecting both the public and private realm. Some of the improvements are simple, less costly improvements that can be implemented more quickly, while others more costly that will require more detailed study, planning, and funding. Due to the length of the Eighth Street Corridor, the Urban Design Plan and its recommendations are presented over a two-page spread.


 The intersections of Union Street and Eighth Street and Garfield and Eighth Street are focal points of the Corridor, and these intersections anchor the west and east ends respectively. **As primary entries and focal points, these areas should be improved with gateway features**, including signage, landscaping, unique pavement treatment, and more to strengthen the identity of the corridor.


 In addition to the corridor's primary gateways, other intersections provide opportunities to help strengthen the corridor's identity and overall sense of place. **The City should improve these non-gateway intersections with features that complement the primary gateways**, including landscaping and signage, but to a lesser extent.


 Most of the buildings along the corridor can be described as well kept, however few have been updated or modernized. The cumulative effect is a corridor that appears outdated. As an alternative to redevelopment, **façade enhancements could "upgrade" the appearance of the corridor**, providing more attractive buildings with attractive and welcoming entrances and storefronts.

 There are segments of Eighth Street where unsightly power lines cross, or run along the street. The utility lines are highly visible to motorists and pedestrians and detract from the appearance of the Corridor. The presence of overhead utilities also impact parkway landscaping, as mature trees are trimmed to avoid power lines. **The City should facilitate the incremental removal of utility lines** by a) requiring new development along the Corridor to bury overhead utilities on the redevelopment parcel and adjacent frontage; and b) incorporating the removal of segments each year into the City's CIP.

 In addition to power lines there are other utilities, mechanical infrastructure, and service areas that can detract from the appearance of the Corridor. These areas should be adequately screened with landscaping and fencing including rooftop mechanical equipment.

 Crossings over the Boardman River and Boardman Lake provide scenic views to the water. To formalize these views the City **should install scenic overlooks along the bridges and shorelines** to provide opportunities for all to enjoy the water.

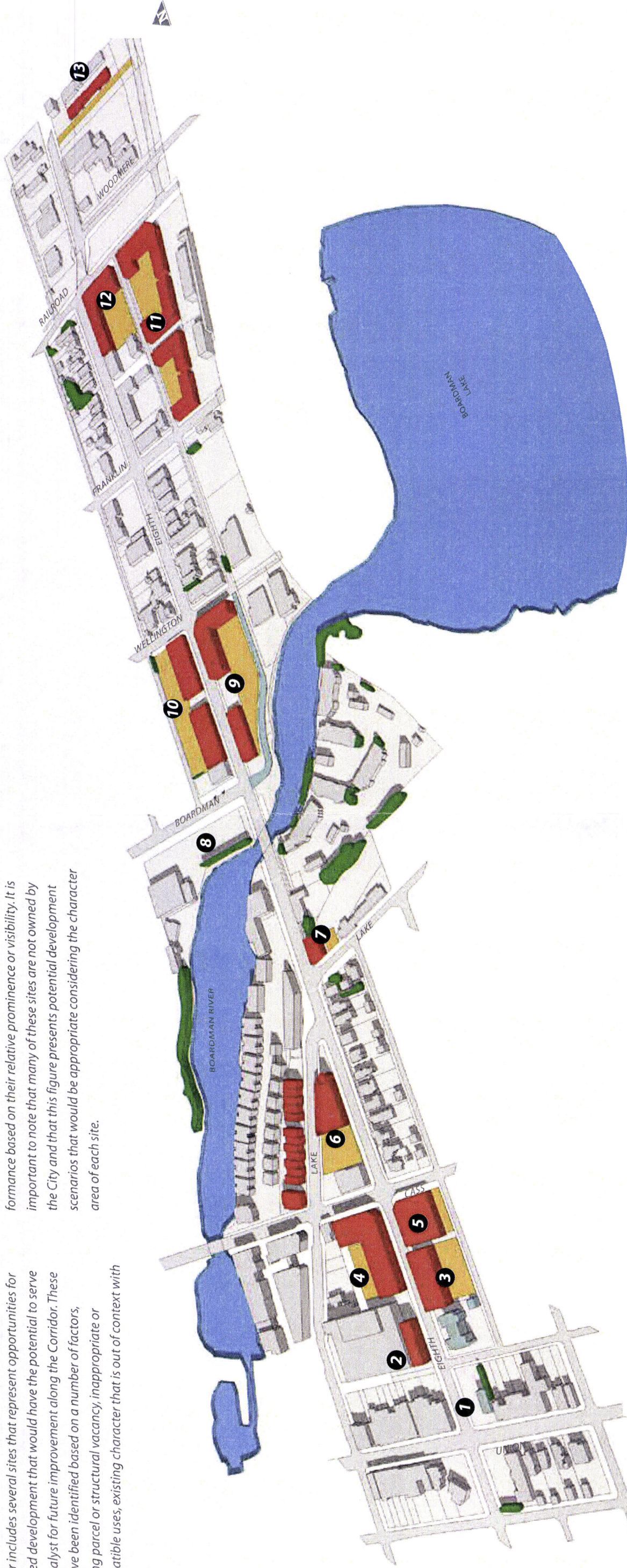
 Chapter 1476 of the City's Code of Ordinances regulates signage throughout the City and limits free-standing signs to 40 square feet, however some non-conforming billboards do exist, constructed prior to stricter regulations. In Michigan, the "Central Hudson Test" has been used to successfully ban billboards within the State, and, although regulation of noncommercial speech is subject to strict scrutiny, commercial speech is subject to a less exacting "intermediate scrutiny" test. To improve the appearance of the Eighth Street Corridor and reinforce the desired pedestrian scale of the street, **the City should work toward removing existing billboards through amortization**. Amortization would result in the removal of signs over time and help minimize any claims for just compensation that could arise under the Fifth Amendment, Michigan law, and federal legislation.

 In addition to providing formalized scenic overlooks, the City should **encourage new development to identify and protect viewsheds and vistas** onto Boardman Lake, the Boardman River, and other environmental assets by prohibiting overly intensive or massive development that blocks the viewpoint's subject.

OPPORTUNITY DEVELOPMENT SITES EIGHTH ST // WEST

Recognizing that any site could redevelop, the Eighth Street Corridor includes several sites that represent opportunities for improved development that would have the potential to serve as a catalyst for future improvement along the Corridor. These sites have been identified based on a number of factors, including parcel or structural vacancy, inappropriate or incompatible uses, existing character that is out of context with

surrounding development or natural features, and/or underperformance based on their relative prominence or visibility. It is important to note that many of these sites are not owned by the City and that this figure presents potential development scenarios that would be appropriate considering the character area of each site.



1 Randy's is a service station located at the intersection of Union and Eighth in the heart of Old Town. It is an auto oriented/centric use in the midst of a pedestrian area. While a local garage is a convenient service, there may be a more appropriate site elsewhere along Eighth Street or within the City. Should the site redevelop, the building should be adaptively reused and uses should be compatible with uses to the south and contribute to pedestrian activity.

2 A narrow development opportunity exists on the south side of the parking garage, between the parking deck and Eighth Street. Development of this City-owned parcel should explore a shallow multi-story building that could tie to the parking deck with bridges or catwalks. Ideal uses would include ground floor commercial uses, with office or residential above. Additionally, it is important that the design of the building complement the appearance of the attractive parking deck.

3 On the south side of Eighth Street, between the Playhouse Theatre and Randy's Service Station there are four houses with redevelopment potential. Some have already been converted to business uses while and some remain residential. The proximity to the parking garage allow these sites to maximize their building envelope, accommodating in the parking garage. Although the current uses are appropriate, mixed-use redevelopment would better contribute to the character and synergy of the Corridor. As another option, the addition recovery facility at 116 E. Eighth Street may represent an opportunity for lodging, such as a bed and breakfast or boutique hotel.

4 Close to Downtown, Boardman Lake, Boardman River, the new parking garage, and the Hogarty Insurance development, this site represents one of the largest development opportunities in the City. To achieve full potential however, this opportunity will require parcel assembly, which can be difficult. Ideally the development would include all property between Lake Avenue and Eighth Street and strengthen the connection between Old Town and Downtown. The parking garage could accommodate some of the parking needs for this development that should consist of mixed-use buildings, with commercial uses on the ground floor and residential and/or office above.

5 The Old Town Playhouse Theatre is exploring redevelopment of its site or expansion of their existing building. Similar to properties to the west, redevelopment of the theatre site should capitalize on the parking garage that is within close proximity and maximize full use of the site. Any new building should be located at or near the street, creating a street wall and establishing a pedestrian scale. The Theatre should be engaging and interesting from the street. It should provide opportunities for pedestrian interest, such as the State Theatre that has exhibits and posters in their display windows along "Main Street".

6 The Thirby property is a highly visible site within close proximity to Downtown and Old Town. The Thirby family, and their businesses, have been in the community for many years, and it is important that the Plan recognize that any redevelopment should happen when the owners are ready to leave the site. The triangular site would allow for interesting commercial redevelopment that could contribute to activity, synergy, and the overall character of the area, providing an opportunity for an interesting vista and icon for the Old Town District.

7 The potential Boardman Lake Avenue would intersect with Eighth Street east of Lake Street and create a development opportunity at its intersection. Development of this site should have primary orientation to Eighth Street with parking in the rear accessed by either Lake Street or the new Boardman Lake Avenue. Given proposed turn restrictions on Lake Avenue, development should mindful of the cut-through potential of this parcel if Boardman Lake Avenue is constructed.



January 20, 2014

City Commission
City of Traverse City
400 Boardman Avenue
Traverse City, MI 49684

Dear Commissioners,

Safe Harbor was founded in 2003 after a cold winter night took the life of a homeless man who was unable to find adequate shelter from the elements. In the 9 years since founding, Safe Harbor has protected Traverse City's most vulnerable citizens by offering emergency shelter.

This year, 23 churches will come together to provide two meals, a foam matt and companionship each day in the winter months for people experiencing homelessness. A significant majority of our guests are native to our area.

We are approaching the city because we have reached our comfortable capacity with our network of church facilities. The number of guests has about doubled in two years. In 2012 we averaged 33 guests a night. This year the average has been over 60. We need a larger facility to accommodate those individuals increasingly falling through the cracks of the community safety net.

The following pages outline a proposal to assume the lease of the former Boys and Girls Club building at 517 Wellington Street. It is our hope we never have to turn away someone in need of shelter. We feel this building is our best chance of keeping this promise.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Ryan Hannon".

Ryan Hannon, Chairperson, Safe Harbor

A partnership of Grand Traverse Area Churches and Goodwill of Northwestern Michigan
<http://GTSafeHarbor.org>



Safe Harbor Proposal to the City of Traverse City

Request The Safe Harbor coalition of churches requests the use of the 7,800 square foot building located at 517 Wellington Street in Traverse City, beginning in early August 2014. We ask for a five year lease, with a year to year renewal thereafter. We request that the lease rate remains \$1 a month as it has since the early 1990's. Additionally, we request the first right of refusal to purchase the building should it be made available for sale. We also request that the city make repairs to the drainage / leaking issue outlined in the December 2008 assessment of the building (if they have not already been made). We welcome your input on leaseholder requirements to occupy the space.

Proposal Safe Harbor will make leaseholder improvements to convert the space into an emergency shelter in the late fall, winter and early spring months. The facility will also be re-purposed to provide drop-in services that may include laundry, kitchen, showers, computer and internet, and meeting space. We hope to model this as a one stop location for street homeless seeking assistance with health care, mentoring support, paperwork and counseling services. We also plan to create a "Drunk Tank" space to replace the jail lobby as the location of last resort to those that aren't a good fit for the regular shelter. The goal is to use the space to assist street homeless into permanent supportive housing as it becomes available. (See Interfaith Shelter of Santa Fe diagram)

Safe Harbor To prepare for the role as lessee, Safe Harbor is currently incorporating as a 501c3 non-profit organization. It's core support will remain the churches of the region who currently support the program with over 2,000 volunteers. We also are assisted by Goodwill's Street Outreach staff that provides professional support to the management of the shelter. Safe Harbor will welcome other organizations (such as Jubilee House, and Central United Methodist Church Mission programs) to use the space to ease the over-crowding of their current facilities. A facility of this type will allow community-wide groups to also volunteer.

Safe Harbor currently has a network of organizations committed to help us convert the space and secure the funds to operate the facility. Ray Minervini will help with design, engineering and navigating the development process. Plumbing, Electrical, and building work has also been pledged by various companies in the region. Safe Harbor also has a fund development team ready to begin.

Safe Harbor feels that it can convert the space for the 2014 - 2015 shelter season.

A partnership of Grand Traverse Area Churches and Goodwill of Northwestern Michigan

<http://GTSafeHarbor.org>

SAFE HARBOR

Overview

Safe Harbor is a shelter program that attempts to create community between those in need and those who are able to help. We do this through:

- Rotating locations through the cold months.
- Providing evening and morning meals.
- Organizing volunteers who are available to talk to, socialize with, and serve our guests.
- Constantly working to improve our organization and base of support.

The Story of Safe Harbor

In 2003, the First Church of the Nazarene in Traverse City began offering a community meal program for homeless people. Later that same year, they added an emergency overnight shelter on the coldest nights. In the first season, as many as twenty-six guests per night were staying in the church. The following year, several other churches became involved, and the program became a rotating shelter throughout the winter months. During the 2012-2013 season, Safe Harbor provided 7,374 bed-nights and more than 14,000 meals to 225 different homeless men and women.

Season	Total Bed Nights	Average Guests per Night
2013 - 2014	TBD	64
2012 - 2013	7374	44
2011 - 2012	5540	33
2010 - 2012	5041	31

Supporting Organizations

Goodwill of Northwestern Michigan - Street Outreach

Jubilee House

Central United Methodist Mission

Traverse Health Clinic

Munson Medical Center

Hundreds of Unnamed financial supporters

A partnership of Grand Traverse Area Churches and Goodwill of Northwestern Michigan

<http://GTSafeHarbor.org>



Supporting Churches

Host Location

- Bay Pointe Community Church
- Bethlehem Lutheran Church
- Central United Methodist Church
- Faith Reformed Church
- St. Francis Church
- St. Patrick Church
- Presbyterian Church of Traverse City
- Traverse Bay United Methodist Church
- Bayview Wesleyan Church
- First Congregational Church
- First Christian Church
- First Church of the Nazarene
- Northern Lakes Community Church
- Grace Episcopal Church
- West Bay Covenant Church
- Redeemer Lutheran Church of Interlochen

Partner Churches

- Church of Christ
- Church of the Living God
- New Hope Community Church
- Resurrection Life Church
- St. Joseph's Parish
- Unitarian Universalist
- West Side Community Church

A partnership of Grand Traverse Area Churches and Goodwill of Northwestern Michigan
<http://GTSafeHarbor.org>



Comfortable Guest Capacity

Week Of	Host	Guests
November 11 – 15	St. Patrick's Catholic 630 S. West Silver Lake, Grawn	50
November 16 – 22	First Church of the Nazarene 1023 South Division	45
November 23 – 29 Thanksgiving	West Bay Covenant Church * 12720 South West-Bay Shore Dr	60
November 30 – December 6	First Church of the Nazarene 1023 South Division	45
December 7 – 13 (2-weeks at same location)	Church of Christ @ Christ UMC* 3 Mile Road @ Garfield	60
December 14 – 20	Bayview Wesleyan 720 Wayne Street	70
December 21 – 27 Christmas	First Congregational Church* 6105 Center Rd Traverse City	60
December 28 - January 3 New Year	The Presbyterian Church* (Sunday drivers) 701 Westminster Road	60
January 4 – 10	Faith Reformed Church 1139 East Front Street	65
January 11 – 17	Redeemer Lutheran Church * US 31 & Rogers Rd, Interlochen	60
January 18 – 31 (2-weeks)	St Francis Catholic Church 1025 S. Union Street	55
February 1 – 14 (2-weeks)	Central United Methodist Church 202 S. Cass Street	75
February 15 – 21	Northern Lakes Community Church* 5444 Herkner Road	55
February 22 – March 7 (2-weeks)	Bay Pointe Community* 6880 Secor Road	85
March 8 – 14	Bayview Wesleyan 720 Wayne Street	70
March 15 – 21	Bethlehem Lutheran 1050 Peninsula Drive	65
March 22 – 28	Grace Episcopal Church 341 Washington	50
March 29 – April 4	Faith Reformed Church 1139 East Front Street	65
April 5 – 11	First Church of the Nazarene 1023 South Division	45

Homelessness Fact Sheet

What is homelessness?

Anyone living without permanent shelter or housing is considered homeless. These people can be organized into the following groups:

Chronic Homeless: People living without housing or shelter for over a year. In our area this is about 81 people.

Situational Homeless: Homeless due to financial or domestic crisis, usually temporary. In our area, this is about 285 people.

At Risk of Homelessness: People who are one critical situation from ending up without housing. In our area this is about 906 people.

Pan Handlers: At risk people who may or may not be homeless, but generate income by asking for money on the street.

Why are People Homeless?

Homelessness is usually the result of a complex set of personal and structural circumstances that push people into poverty and force difficult choices between food, shelter, medical expenses, and other basic needs. Often it is housing (which absorbs a high proportion of income) that must be dropped. Homelessness can occur when all other resources are exhausted.

Many in this population suffer from severe addiction and/or mental illness. Often, they fall through the cracks in the welfare safety net.

Ways to work with street homeless

- Firstly, If you don't feel safe, call the police
- Be direct and polite in your interactions
- Call Goodwill Street Outreach 231-645-0562
- Direct the person to the many community resources
- Gtsafeharbor.org/resources

What you should not do:

- Never give the homeless money
- Do not transport the homeless or take them to your home
- Do not make promises or commitments without working with Street Outreach staff trained to help

Goodwill Street Outreach

Street Outreach actively locates and engages adults and families experiencing homelessness on the streets within the Grand Traverse area.

Street Outreach provides emergency assistance and /or referrals to community support services. Street Outreach workers and volunteers provide food, clothing, transportation assistance, and emotional aid so that the well-being of people experiencing homelessness is addressed.

Street Outreach works to identify and reduce barriers to care and to increase the use of all available services through partnerships with area programs working to end homelessness; such as Community Meals and Safe Harbor.

Goodwill's Street Outreach program provides food, clothing, shelter assistance, individualized support and access to services to people experiencing street homelessness in the Grand Traverse Area. goodwillnmi.org/HomelessAndHousing (231) 645-0562

Safe Harbor

A faith-based ministry offering love and service to the homeless of the Traverse City area through emergency shelter, meals, community, and encouragement to move forward in a positive direction in their lives. For more information on how you or your church can become involved with Safe Harbor, visit us at: GTSafeharbor.org.

What is being done today?

Each Week in the Grand Traverse Area, there are community meals everyday of the week, drop in centers (Jubilee House, and Central United Methodist Church Community Outreach), showers, laundry, food pantries and access to mental and health care. Additionally, Safe Harbor makes our rotating emergency shelter at area churches during the winter months. Additionally, Goodwill Inn provides about 100 beds each night.

Sample of the Community Resources:

- Women's Resource Center
- Pete's Place/Third Level Street Outreach (Teens only)
- Goodwill Inn
- Safe Harbor
- Good Will Street Outreach
- Jubilee House (Grace Episcopal Church)
- Father Fred Foundation
- Kingsley Resource Center
- Traverse Health Clinic
- Teen Health & Wellness Center (ages 10-21)
- Central United Methodist Church Outreach
- Community Meals (Everyday of the week)
- Visit www.gtsafeharbor.org/community-resources/ for complete list.

